

The regular meeting of the Farr West Planning Commission was held on Thursday, May 14, 2015 at 7:00 p.m. at the City Hall. Commission members present were John Stewart, Bonnie Beal, Joe Markland, Ken Phippen, Milt Austin and Bruce Allen. Ted Black and Phil Owen were excused. City Council members present were Paul Dinsdale. Staff present was Andrea Ortgiesen. Visitors present: see attached list.

Chairman John Stewart called the meeting to order. Ken Phippen led in the Pledge of Allegiance. Milt Austin offered a prayer.

First Public Hearing as Advertised – Discuss and/or act upon the intent of the legislative body to consider the request of At Home Residential Care, a Type I Limited Capacity Residential Assisted Living Facility, located at 1374 West 1100 North

Logan Stoker explained the type of facility he is applying for. Bruce Allen asked about visitors and parking. Mr. Stoker stated there is ample parking for the expected amount of visitors. Joe Markland asked Mr. Stoker to describe “limited care”. Mr. Stoker stated the residents have to be ambulatory and if they were to decline to a certain level, they would have to be moved to another facility. Joe Markland asked about Alzheimer’s and dementia. Mr. Stoker stated the same thing applies, if the patient declines past their certification level, they would have to be moved to another facility. Ed Ramer asked about medications in the facility. Mr. Stoker stated it is controlled and locked up. Ed Ramer asked about protocol for patients who may wander. Mr. Stoker stated it is not a lock down facility, so the residents could take a walk if they choose, but they will monitor the time they are gone. Bonnie Beal clarified that this is a home for these people. Mr. Stoker stated that is correct. John Chugg asked about meals and kitchens. Mr. Stoker stated there is only one kitchen and there will be a dietician approved meal plan and the meals will be prepared and provided for the residents. Mr. Chugg asked about pull cords in each room. Mr. Stoker stated there will be pull cords for emergencies.

#1 – Motion – Close public hearing and proceed with regular meeting

KEN PHIPPEN MOTIONED TO CLOSE THE PUBLIC HEARING AND PROCEED WITH THE REGULAR MEETING. BONNIE BEAL SECONDED THE MOTION, ALL VOTING AYE.

#2 – Public Comments

There were no public comments.

#3 - Follow-up and Approval of Minutes dated April 23, 2015

JOE MARKLAND MOTIONED TO APPROVE THE MINUTES DATED APRIL 23, 2015. BRUCE ALLEN SECONDED THE MOTION, ALL VOTING AYE.

#4 – Report from City Council

Paul Dinsdale was present to report the City Council held a budget work session and then the regular City Council Meeting. Bob and Shirley Miller were presented the Mayor's Make a Difference Award for their volunteer efforts in the Senior Center. The City Council approved a business license for Central Valley Towing and Recovery operating out of Grant's Auto. The City Council rescinded the approval of Farr West Meadows Phase 5 due to some inconsistencies with detention basin plan. The City Council appointed Darrin Roylance as a Youth City Council Advisor and set some Public Hearings regarding the budget.

#5 – Motion – Site Plan Approval of At Home Residential Care, a Type I Limited Capacity Residential Assisted Living Facility, located at 1374 West 1100 North – Logan Stoker

Logan Stoker was present seeking site plan approval of At Home Residential Care.

BRUCE ALLEN MOTIONED TO GRANT SITE PLAN APPROVAL OF AT HOME RESIDENTIAL CARE, A TYPE I LIMITED CAPACITY RESIDENTIAL ASSISTED LIVING FACILITY, LOCATED AT 1374 WEST 1100 NORTH. MILT AUSTIN SECONDED THE MOTION, ALL VOTING AYE.

#6 – Motion – Final Approval of Remuda Court Phases 1 & 2 – Cody Rhees

Cody Rhees was present seeking final approval of Remuda Court phases 1 & 2. John Stewart stated the sewer lift station plans have been approved.

KEN PHIPPEN MOTIONED TO RECOMMEND FINAL APPROVAL OF REMUDA COURT PHASES 1 & 2. MILT AUSTIN SECONDED THE MOTION, ALL VOTING AYE.

#7 – Motion – Final Approval of John Chugg Subdivision located at approximately 1471 Harrisville Road – Jim Flint

Jim Flint was present seeking final approval of the John Chugg Subdivision. Ken Phippen asked about fencing between residential and agricultural. John Stewart stated that the walking path separates the two and the fence wouldn't be in anyone's best interest. Ken Phippen stated is wants to follow the code and be consistent. John Stewart stated the City could require a stock fence, but the owner of the property could waive that. Jim Flint stated he would like to change the name of the subdivision from John Chugg Subdivision to Farmview Subdivision.

JOE MARKLAND MOTIONED TO RECOMMEND FINAL APPROVAL OF THE JOHN CHUGG FARMVIEW SUBDIVISION LOCATED AT APPROXIMATELY 1471 HARRISVILLE RD. KEN PHIPPEN SECONDED THE MOTION, ALL VOTING AYE.

#8 – Motion – Preliminary and Final Approval of the Debbie Larsen Subdivision located at 1848 North 2500 West – Debbie Larsen

Debbie Larsen was present seeking approval of the Debbie Larsen subdivision. John Stewart stated the sewer has been reviewed and approved by the engineer.

KEN PHIPPEN MOTIONED TO RECOMMEND PRELIMINARY AND FINAL APPROVAL OF THE DEBBIE LARSEN SUBDIVISION LOCATED AT 1848 NORTH 2500 WEST. JOE MARKLAND SECONDED THE MOTION, ALL VOTING AYE.

#9 – Motion – Final Approval of Farr West Meadows Phase 5

JOE MARKLAND MOTIONED TO TABLE FINAL APPROVAL OF FARR WEST MEADOWS PHASE 5. KEN PHIPPEN SECONDED THE MOTION, ALL VOTING AYE.

#10 – Motion – Recommend approval of Taxi Cab Ordinance

JOE MARKLAND MOTIONED TO RECOMMEND APPROVAL OF THE TAXI CAB ORDINANCE. MILT AUSTIN SECONDED THE MOTION, ALL VOTING AYE.

#11 – Report on Assignments

Bonnie Beal stated Sean is supposed to be looking at the fence ordinance.

Joe Markland stated he is working on the addendum to the Master Plan for Parks and Recreation.

Milt Austin stated he is working on the bee and nuisance ordinances.

Bruce Allen reported he is working on the sign ordinance and provided a draft copy to the members of the Planning Commission to review prior to their next work session.

John Stewart reported on the Questar regulator site plan. John stated he feels like neither park committee is involved in the Park Planning at this point, so he doesn't have anything to report on it at this time.

12– Adjournment

AT 7:52 P.M., KEN PHIPPEN MOTIONED TO ADJOURN THE MEETING. MILT AUSTIN SECONDED THE MOTION, ALL VOTING AYE.

Andrea Ortgiesen, Clerk

John Stewart, Chairman

Date Approved: _____